

Subject: Information Report – New Provincial Planning Statement, 2024

Recommendation:

BE IT RESOLVED THAT Council receive Report #2024-0194 New Provincial Planning Statement 2024, for information;

Background:

On August 24, 2024, the Province of Ontario (the “Province”) released the final version of the *Provincial Planning Statement, 2024* (the “PPS, 2024”) which is set to take effect on October 20, 2024. The release of this document follows a period of significant public consultation on two prior drafts and replaces *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (“Growth Plan”) and the PPS 2020 by integrating them into a single planning document which is applicable to the entire Province.

Analysis:

The PPS, 2024 introduces a number of new policies and definitions that were not contained in the previous PPS, 2020, and carries forward and modifies policies and definitions from both the PPS 2020 and Growth Plan, especially with regards to intensification and development. All new *Planning Act* applications the Town receives must be consistent with the new policy direction of the PPS, 2024.

The major focus and vision of the PPS, 2024 is “the building of more homes for all Ontarians.” The vision restates the province’s goal of getting at least 1.5 million homes built by 2031. The PPS, 2024 brings several significant changes aimed at addressing growth, housing, and environmental concerns. Below is an overview of some of the key changes that have been incorporated in the new PPS, 2024:

Growth Management: The PPS, 2024 places a stronger emphasis on managing growth in urban areas. It encourages more compact and efficient land use to reduce urban sprawl and support sustainable development. This

includes promoting higher-density development in designated growth areas and revitalizing underused properties within urban boundaries.

Affordable Housing: There is a greater focus on increasing the supply of affordable housing. The updated statement includes provisions to streamline approvals for affordable housing projects and incentivize developers to include affordable units in their developments.

Climate Change and Sustainability: The PPS, 2024 integrates more robust measures for climate change mitigation and adaptation. This includes requirements for green building standards, energy efficiency, and sustainable infrastructure. The goal is to reduce the carbon footprint of new developments and promote resilience to climate impacts.

Environmental Protection: Enhanced protections for natural heritage systems, water resources, and agricultural lands are emphasized. The PPS now includes stricter guidelines to prevent development in sensitive ecological areas and ensure that environmental impacts are thoroughly assessed and mitigated.

Transportation and Infrastructure: The statement underscores the importance of planning for efficient transportation networks and infrastructure. There is a focus on integrating land use planning with transportation planning to improve connectivity and reduce reliance on single-occupancy vehicles.

Public Engagement: There is an increased emphasis on involving the public in the planning process. The PPS, 2024 encourages more transparent and inclusive engagement practices to ensure that community voices are heard in the development of planning policies and decisions.

Indigenous Collaboration: The updated PPS, 2024 includes provisions for better collaboration with Indigenous communities. It recognizes the need for meaningful consultation and partnership in land use planning and decision-making processes that affect Indigenous lands and interests.

These changes reflect a broader trend towards creating more sustainable, inclusive, and resilient communities. The PPS, 2024 aims to balance growth with environmental stewardship and social equity, addressing contemporary challenges and priorities in provincial planning.

Financial Considerations:

None, this report has been prepared for information purposes.

Alternatives Reviewed:

Not applicable.

Strategic Plan Relationship: Community Development and Growth

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